

20 Prepared by and return to:
Lincoln Hodges, 2294 S. Germantown Rd., Germantown, TN 38138, 901-754-6440, MS Bar #2492
901-754-6440

WARRANTY DEED

Grantor's Address:

Kemp Randy Jones

2031 Plumas Drive

Nesbit, MS 38651

Home #: (662) 469-9337

Work #: (901) 361-1451

Grantee's Address:

James M. Baker

6780 W. Beaumont Cir.

Southaven, MS 38671

Home #: (662) 628-3436

Work #: (713) 249-5901

THIS INDENTURE, made and entered into this 28th day of June 2011, by and between, **Kemp Randy Jones, James Gordon Jones and Tara Denise Jones Murphy**, Grantor(s), and **James M. Baker**, Grantee(s).

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 8, Beaumont Estates Subdivision, situated in Section 31, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 56, Page 16, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Imogene K. Jones, a single person, also known as Georgia Imogene Jones, by Warranty Deed of record at Book 429, Page 493 in said Register's Office. Georgia Imogene Jones died on June 4, 2009, devising all of her interest to Kemp Randy Jones, James Gordon Jones and Tara Denise Jones Rittenhouse, now known as Tara Denise Jones Murphy, in her Last Will and Testament being admitted to Probate in the Chancery Court of DeSoto County, Mississippi, under Cause No. 09-06-1276 PL.


Grantors herein further warrant and covenant that the above described property was not the personal residence of any of the three heirs or their spouses (if applicable).

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record at Plat Book 56, Page 16; Easements of record in Book 313, Page 335; Restrictive Covenants of Beaumont Estates Subdivision of record in Book 318, Page 320, amended in Book 484, Page 717 and Book 652, Page 154; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WITNESS the signature of the Grantor this 28th day of June, 2011.

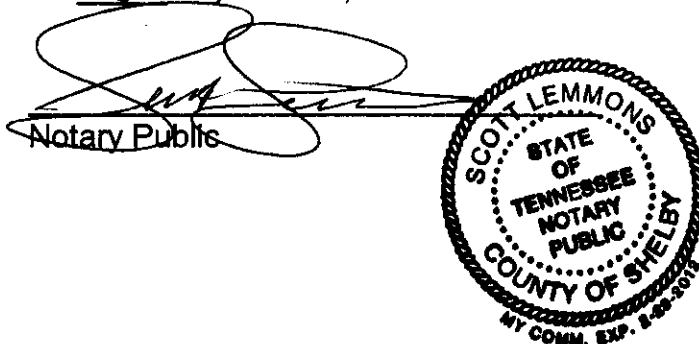

Kemp Randy Jones

STATE OF TN
COUNTY OF Shelby

Before me, a Notary Public of said State and County, aforesaid, personally appeared, **Kemp Randy Jones**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of June, 2011.

My commission expires: 2-27-2012



DK W BK 660 PG 682

WITNESS the signature of the Grantor this 29 day of June, 2011.

James Gordon Jones
James Gordon Jones

STATE OF MS
COUNTY OF DeSoto

Before me, a Notary Public of said State and County, aforesaid, personally appeared, **James Gordon Jones**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29 day of June, 2011.

Carolyn M. Cooke
Notary Public

My commission expires:



WITNESS the signature of the Grantor this 28th day of June, 2011.

Tara Denise Jones Murphy
Tara Denise Jones Murphy

STATE OF MS
COUNTY OF DeSoto

Before me, a Notary Public of said State and County, aforesaid, personally appeared, **Tara Denise Jones Murphy**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of June, 2011.

My commission expires: 1-9-15

Paul E. Kornegay
Notary Public

